

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: December 16, 2004

ITEM NO. 12

CASE NUMBER/ PROJECT NAME	73-DR-2004 Optima Camelview Village		
LOCATION	7198 E Highland Avenue		
REQUEST	Site plan & elevation approval for a multi-family/mixed-use project Downtown parcel.		
OWNER	Aig Sun America 602-744-3100	ENGINEER	Kimley Horn & Associates Inc 602-944-5500
ARCHITECT/ DESIGNER	Optima DCH Development, Inc. 602-667-9900	APPLICANT/ COORDINATOR	John Berry Berry & Damore, LLC 480-385-2727
BACKGROUND	<p>Zoning.</p> <p>The site is zoned Downtown/Regional Commercial Office Type 2 Planned Block Development, Downtown Overlay (D/RCO-2 PBD, DO). This district is intended to provide for large-scale development of office and commercial uses, regional shopping centers, and residential in mixed-use developments. The proposal is for a mixed-use development including primarily residential, and support office and retail uses.</p> <p>Context.</p> <p>The site is located at the north end of the Downtown area (north of Fashion Square Mall), and is surrounded by the following:</p> <ul style="list-style-type: none">• West of the Site: Goldwater Blvd. borders the west property line and a vacant parcel that is a portion of the Portales Master Plan. Further beyond the vacant parcel is a Single Family Residential (R1-10) District with existing single-family residential houses.• North of the Site: Goldwater Blvd. also borders the north property line and the Finova building, which is part of the Portales Master Plan. Beyond the Finova Building is a Single Family Residential (R1-7) District with existing single-family residential development.• East of the site: Scottsdale Road borders the east property line. Beyond Scottsdale Road are a variety of uses including an existing hotel, office building, and retail building with Multiple-Family Residential (R-5), Commercial Office (C-O), and Central Business (C-2) zoning Districts.		

- **South of the site:** Highland Ave. borders the south property line. Beyond Highland Ave. are properties that include an existing gas station, motel, restaurant, and the Fashion Square Mall with the same (D/RCO-2 PBD) zoning category.

History.

On September 3, 1985, the City Council rezoned and approved a site plan (case #76-ZN-85) for 40 acres (Portales Site) located at the southwest corner of Chaparral Rd. and Scottsdale Rd. from Single Family Residential District (R1-7) to Downtown/Regional Commercial Office Type 2 Planned Block Development, (D/RCO-2 PBD). On November 16, 2004, the City Council approved a modified site plan and stipulations for the subject case. The applicant presented a preliminary site plan and elevations for the project at a Development Review Board Study Session on August 19, 2004.

APPLICANT'S PROPOSAL

Applicant's Request.

The applicant seeks approval of site plan, landscape plan, and elevations for a mixed-use development that includes primarily residential units, with some support office, and retail. The project is proposed to be built in three phases. (See Attachment #10). Major features of the site plan include:

- 11 buildings, some inter-connected through above ground skyways
- Approximately 750 residential condominiums (total - 1,042,900 sq. ft.)
- Commercial including office, retail, and a spa (total - 33,000 sq. ft.)
- 1,300 parking spaces, all located underground
- Project proposes to comply with LEED certification standards as an energy and environmentally sensitive project.

Development Information.

- *Existing Use:* Vacant parcel
- *Buildings/Description:* 11 buildings
- *Parcel Size:* 17.65 gross acres
- *Building Height Allowed:* 65 ft. residential
- *Proposed Building Height:* 65 ft. residential
- *Floor Area Proposed:* 1.8

DISCUSSION

The site plan shows eleven buildings distributed throughout the parcel. Some of the buildings are connected through above ground skyways that occur on a variety of levels. The buildings will step up from the perimeter streets to heights of 65 ft. (not including the rooftop equipment and elevator shafts). Therefore, the heights will be lower along all of the perimeter streets and higher in the interior of the site. An active pedestrian walkway has been proposed through the center of the site along the Marshall Way alignment. This will connect Fashion Square mall to the Finova Buildings and residential homes further beyond the offices. Because of the grade change between the adjacent north and south parcels, two levels are proposed along the walkway. Each level consists of some retail/office uses, landscaping, and some type of water feature to help activate the areas.

The main access to the site comes off of Ranchos Vista Drive and enters into the underground parking garage at the north end of the lower level pedestrian walkway. This is due to the grade change from Scottsdale Road. There are secondary access points (ramps) along Highland Drive at the south end of the upper level pedestrian walkway. The ramps are necessary due to the grade change. Pedestrian connections have been made between the two levels of the pedestrian walkways. The office and retail components of the site require 160 parking spaces. The residential units in the project require 1,140 parking spaces. The applicant has provided two levels of underground parking with 1,300 spaces.

The architectural style of the proposed building is modern and utilizes green building techniques. The placement of the buildings at a variety of setbacks throughout the parcel along with vertical and horizontal changes throughout the buildings break up the long linear masses of buildings seen from the perimeter streets. Each building also steps back from the perimeter streets, which meet the Downtown Development Standards for step-backs. Buildings consist of variety different sized exterior balconies located at different levels and facades.

The building structure is a steel I-Beam system with a façade of glass and stone panels. Three types of glass is used through out the building: “Viracon” green tinted insulating glass for the residential units, clear butt glazed glass for the storefronts, and channel glass along the exterior upper floor walkways. “Desert Rainbow” stone panels will be used throughout the facades to accent the buildings and the exposed steel I-Beams will be painted a dark rust color (Tnemec-Ironwood). Aluminum sunshades painted purple (Horizons Purple) have been placed on selected windows throughout the building to provide shade and further accent the building facades.

Even though the ground level is built over a parking structure, the applicant has incorporated an abundant amount of landscaping. The applicant proposes to plant a variety of native plant materials to create a park like atmosphere for residents and visitors to enjoy. Staff has stipulated that a minimum of three feet of dirt must be placed under all landscape areas to help ensure the survival of the plant materials. The project proposes to comply with LEED certification standards as an energy and environmentally sensitive project. Staff has stipulated this for compliance. All eleven buildings will also feature a green eco roof system consisting of a variety of landscaping and landscaping on the private homeowners balconies. The homeowner’s association will maintain the landscaping on the roofs and the individual homeowners on their balconies.

PUBLIC INPUT

During the Planning Commission and City Council process (zoning) during the fall of this year the applicant completed a Citizen Review Report. All registered homeowners within 750 ft. of the site were notified of an open house and sent information regarding the project. The applicant conducted the open house meeting on August 11, 2004 at the Community Design Studio. Several citizens attended the meeting to get information and ask questions.

The City sent out post-cards to all property owners within 300 feet indicating the Development Review Board hearing for the project would take place on December 16, 2004. The applicant also sent a letter on September 22, 2004 to

all property owners within 750 feet of the site with information regarding the project. In addition, staff has included a letter of support for the project from AIA (American Institute of Architects).

KEY ISSUES

Staff has had many meetings with the applicant during the review process discussing the details of the proposed project. Details that need further clarification have been stipulated in bold for future submittals and approval. Staff and the applicant request the Boards input on the following issues:

- The column size at the ground level and its proportion to the mass of the buildings.
- The color of the green-tinted glass found throughout the buildings.

STAFF**RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Bill Verschuren

Senior Planner

Phone: 480-312-7734

E-mail:

bverschuren@ScottsdaleAZ.gov

Randy Grant

Chief Planning Officer

Phone: 480-312-7995

E-mail: rgrant@scottsdaleaz.gov

ATTACHMENTS

1. Applicant Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Public Input Letters
5. Colored Ground Level Site Plan
6. Colored Lower Level Parking Plan
7. Colored Basement Level Parking Plan
8. Colored Landscape Plan
9. Colored Roof Level Showing All Floor Plans
10. Colored Phasing Plan
11. Colored Enlargement of Ground Level Active Pedestrian Corridor
12. Colored Enlargement of Lower Level Active Pedestrian Corridor
13. Colored Building Elevations along the Active Pedestrian Corridor
14. Colored Building Elevations along the Active Pedestrian Corridor
15. Colored Elevations Along Scottsdale Road
16. Colored Elevations Along Scottsdale Road
17. Colored Elevations Along Goldwater Boulevard
18. Colored Elevations Along Goldwater Boulevard
19. Colored Elevations Along Highland Avenue
20. Colored Elevations Along Highland Avenue
21. Colored Elevations Along Highland Avenue
22. Colored Elevations Along Highland Avenue
23. Colored Elevations Along East Ranch Vista
24. Colored Elevations Along East Ranch Vista
25. Colored Elevations Along East Ranch Vista
26. Colored Elevations Along East Ranch Vista
27. Colored Building Elevation Wall Detail
28. Colored Building Elevation Typical Residential Entry Detail
29. Colored Building Elevation Typical Office/Retail Entry Detail
30. Colored Building Elevation Typical Terrace/Balcony Detail
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

OPTIMA CAMELVIEW VILLAGE SCOTTSDALE, ARIZONA

Introduction

Scottsdale is a relatively young American city with a human scale that, architect David Hovey believes, should be celebrated. Optima Camelview Village ("Camelview") will incorporate Scottsdale's local character and history, the Valley of the Sun desert environment and contemporary life. The project is an opportunity to develop attractive and unique design solutions for the following questions: How can the city's urban and natural landscapes be woven together to create an open, pedestrian-friendly development that maximizes desert and mountain views? What are Scottsdale's contemporary architectural features, elements, materials and vernacular? The result will be innovative architecture balancing local traditions with twenty-first century housing requirements and should become an Arizona landmark destination.

General Project Description

Camelview's recessed grand courtyard centered on a reflecting pool will offer pedestrian relief from the desert sun for residents and the public. "When you look back at the native communities in Arizona, each house was a combination of interior space and exterior courtyard, where the courtyard offered shelter from the harsh elements of the desert, provided shade in the summer, and created a shield from wind in the winter," says Hovey. "I want to provide a form of shelter by using outdoor space - not just covered shelter but shelter as defined space from the desert, the animals, the climate." Like civic courtyards from the classical era of great cultures, the grand courtyard provides a focal public space for community gathering. Entrances to the parking garage, which is located entirely below grade, and to a portion of the retail space are accessed off the grand courtyard. Ancillary courtyards will be located within each individual residential building, some public and some private.

In addition to courtyards, Hovey's awareness of local climate and historic architecture impelled the inclusion of terraces as well. A terrace had numerous functions in Native American homes such as a semi-private greeting area and extension of living space. Today, terraces are a prized amenity in multifamily buildings. Since each residential unit will have its own terrace, the buildings are required to step back thus forming a Mesoamerican-type pyramid with a maximum building height of sixty-five (65) feet to retain the Scottsdale human scale. One of Camelview's distinguishing features will be an undulating rhythm achieved through the composition of expanding and subsiding volumes similar to Camelback Mountain's silhouette.

OPTIMA CAMELVIEW VILLAGE

SCOTTSDALE, ARIZONA

Page 2 of 3

Pedestrian passageways, covered walkways and arbors will punctuate the multi-tiered buildings. The grand courtyard and parking garage will be carved into the earth. Three- and four story "skybridges" will connect the thirteen buildings overhead. Light and life will permeate Camelview's spatial voids. From all four elevation views, a virtual lattice-like sculpture emerges with provocative positive space and negative space patterning.

Camelview will also provide Scottsdale with a unique aesthetic for multifamily development. The design looks to the future while responding to the city's character and lifestyle. The terracing of Camelview creates horizontal roof and floor lines that will firmly weave the buildings into the landscape while striving to be the most vital contemporary architecture in the Southwest.

With glass and concrete as its primary materials, the facade will reflect a wash of light desert greens, ambers, and ochres. The combination of pared-down form and material will allow Hovey to create large, open spaces minimally enclosed with opaque, transparent and louvered surfaces. Buildings themselves will be laid bare as they project into the interior space and extend into the surrounding environment. Views of majestic Camelback Mountain will be maximized.

Respect for the desert will also be evident in Camelview's grade level landscaping filled with an abundance of native plant materials. Pedestrians – both residents and the public alike – will meander through, under and around the site's park-like environs as they absorb breathtaking desert and mountain views. All of Scottsdale and its visitors will be welcome to share this architecturally significant world-class destination that will inspire on a human scale along its passageways, courtyards and living spaces.

Green Architecture

All thirteen residential buildings will feature a green roof system providing the following benefits: cleansing of airborne toxins; recycling of nutrients; air re-oxygenating; stormwater management; protection of the roof from ultraviolet light; reduction of noise transmission into the building; increased energy efficiency; and decreased temperatures in the "urban heat island" effect. Landscaping is maintained by the homeowner's association to ensure the health and appearance of plant material.

OPTIMA CAMELVIEW VILLAGE

SCOTTSDALE, ARIZONA

Page 2 of 2

Company History

Optima, Inc. was founded in 1978 by David C. Hovey to purchase land, design, construct, market and manage residential and commercial buildings and Optima DCH, Inc. was established in 2002 to perform those same functions for real estate developments in Arizona. Both companies are strongly oriented toward seeking long-range solutions for housing, office, and commercial space needs by developing quality products in excellent locations with careful attention to details and construction. Optima's underlying philosophy is to maximize the value given to customers by developing efficient and economical residences that are distinctive and elegant in their aesthetics.

In its 26 years in business Optima has undertaken the development, construction, marketing and management of projects ranging from \$500,000 to \$250,000,000. The most recent Arizona project and the first Optima DCH, Inc. multifamily development in Arizona is Optima Biltmore Towers, a 233-unit condominium building in Phoenix. Sixty-percent (60%) of the residential units have sold less than five months after breaking ground and initiating sales in April 2004. With all of the prior developments, Optima has handled every aspect of design, construction, financing, marketing, and management. The company currently possesses the depth of experience and skills as a result of successfully completing similar projects and is superbly positioned to develop a luxury residential project in Scottsdale.

General Project Information

Camelview is a mixed-use development with 750 residential units in thirteen buildings and 38,000 sf retail space on a 13.3 acre site in Scottsdale, Arizona bounded by East Highland Avenue to the south, Scottsdale Road to the east and Goldwater Boulevard to the north. The site is situated between Camelback Mountain to the northwest and the regional Fashion Mall immediately to the south.

Development area under Optima's proposal would be decreased by 200,000-plus sf and there would be 2,860 less cars, thereby alleviating both density and traffic impact considerably through Camelview's requested site plan modification. In addition, open landscaped space would increase by 25%. The development will fully comply with all existing zoning provisions for the property including the 65-foot height limit for residential multifamily buildings that is less than the 72-foot limit for the hotel approved for the property.



Q.S.
18-44

G.I.S. ORTHOPHOTO 2003



Optima Camelview Village

73-DR-2004

ATTACHMENT #2



Q.S.
18-44

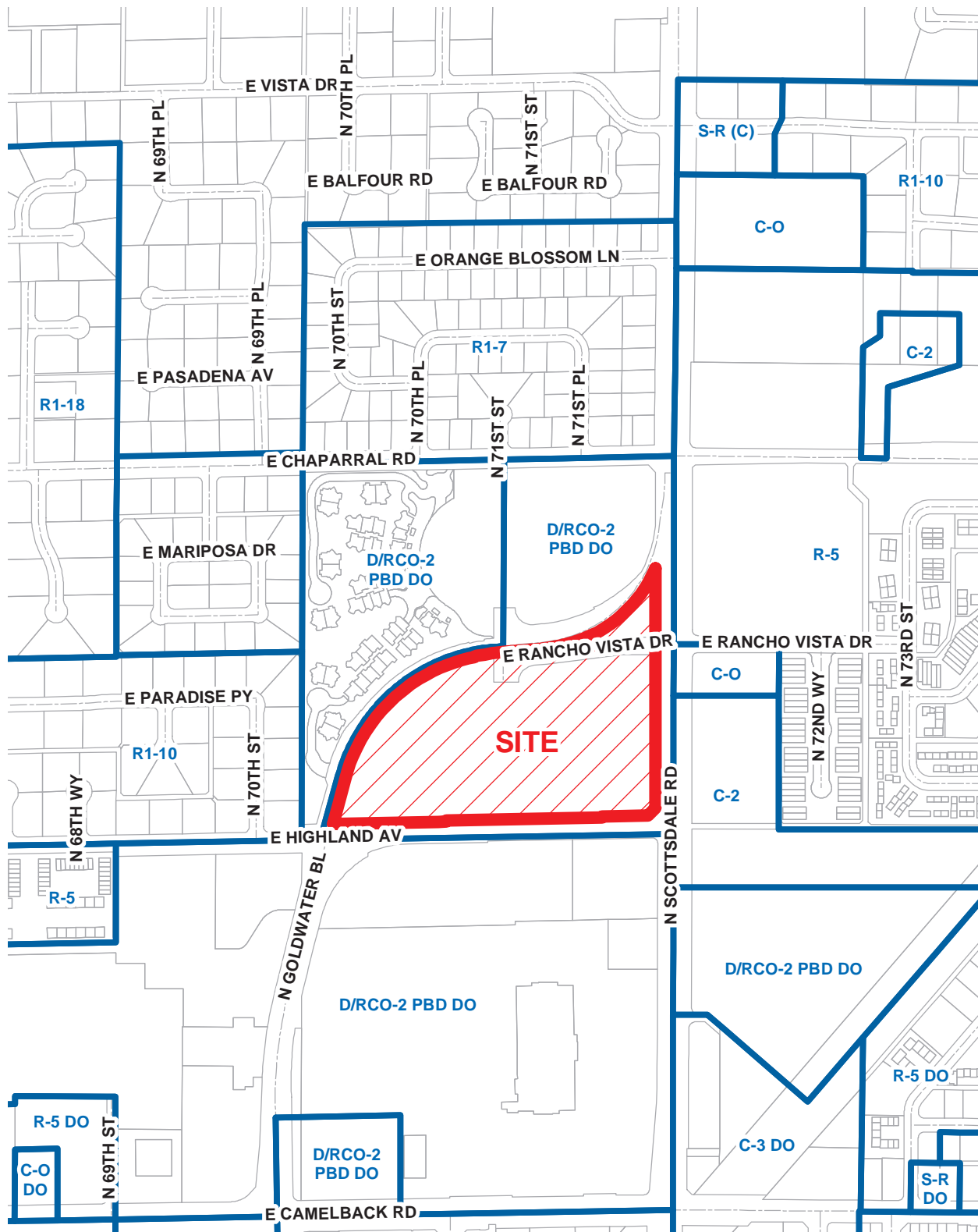
G.I.S. ORTHOPHOTO 2003



Optima Camelview Village

73-DR-2004

ATTACHMENT #2A



73-DR-2004

ATTACHMENT #3

optima[®]

September 23, 2004

Re: Optima Camalview - NWC of Scottsdale Road and Highland Avenue
Development Review Board Application No. 17-DK-2004

Dear Neighboring Property Owner:

The purpose of this letter is to advise you that a request for Development Review Board approval has been submitted to the City of Scottsdale for property located at the northwest corner of Scottsdale Road and Highland Avenue. A request to amend the approved site plan for a residential development with a small amount of retail and/or office is currently under review by the City of Scottsdale (Application No. 17-DK-2004).

The Development Review Board application (No. 17-DK-2004) requests specific review and approval of the site plan and elevations for the Optima Camalview project. City Staff will review the application and schedule a hearing before the Development Review Board. The Development Review Board process typically is two to three months in length.

This property is currently zoned DWRCS (Downtown / Regional Commercial Office Type 2 Planned Business District) and is approved for office, retail and hotel uses to be built at a height of 73 feet. The proposed residential site plan contains buildings which step back from the street in varying heights from 18 feet to 65 feet. No change to the existing zoning or approved height is being requested.

Technical Solutions, on behalf of Optima, has been contacting neighboring property owners to present the proposed site plan and project information. If they have not been able to reach you at this address or if you would like additional information, please contact Technical Solutions at 480-977-3434. Additional information regarding the proposed site plan and elevations for the project are available at the City of Scottsdale Records Department or online at www.ci.scottsdale.az.us/development/onlineinfo.htm. The City of Scottsdale Project Coordinator for this case, Bill Verschuere, can be reached at 480-312-7734.

Sincerely,

Todd Kubimen

cc: Bill Verschuere, City of Scottsdale

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AIA Central Arizona

A Chapter of The American Institute of Architects



October 11, 2004

City of Scottsdale
3939 North Drinkwater Boulevard
Scottsdale, Arizona 85251

Dear City Leadership:

The more than 500 member American Institute of Architects Central Arizona Chapter Board of Directors, and the Scottsdale/Northeast Valley Section support the proposed Optima Camelback Village Development as reflected in the 9/5/04 Preliminary Design Packet prepared by David Hovey and Associates Architect, Inc. The AIA-CAC understands the following in regards to this project:

1. Development is a good example of "desert-urban residential living and it is the right project in the right place."
2. Based upon the Preliminary Design Packet data the current zoning that has been in place for the past number of years allows this development to occur and as proposed without rezoning, variances and any significant deviations from the City design standards. This project is not about the number of units, height or density, but is about the quality of the proposed site planning and character.
3. Development is sympathetic, compatible and consistent with its existing contemporary surroundings.
4. Overall volumes are well managed with a series of terraced forms that step away from the perimeter streets, thereby mitigating the massing as experienced by the public. Volumes are quite varied and complex, which provides a very pleasant residential scale and proportions.
5. Ground level plan proposes a series of courtyards and pedestrian passageways that are fully accessible to the public and residents, as the edges are not fenced as typically found in such developments. There are no at-grade, asphalt and surface parking lots, as all parking is held in the two lower subterranean levels.
6. Proposes a strong pedestrian linkage with the Scottsdale Fashion Square shopping mall to the south and the Finova offices to the north.
7. Landscape concepts at ground level, upper terraces and roofs visually soften the project, minimize heat gain within the City and are environmentally sound.
8. Pursuit of LEED certification to demonstrate that this private development is energy efficient and environmentally sensitive.



The Optima Carmelview Village development would be a welcome and positive architectural addition to the downtown Scottsdale community. The American Institute of Architects strongly encourages support of this proposed project. Should there be questions in regard to this matter, please contact Douglas Snyder at 480-423-1800 or via email at douglas@aiasf.com.

Thank you for your consideration in regards to this matter.

Cordially,

A handwritten signature in dark ink, appearing to read "Kenneth Taylor".

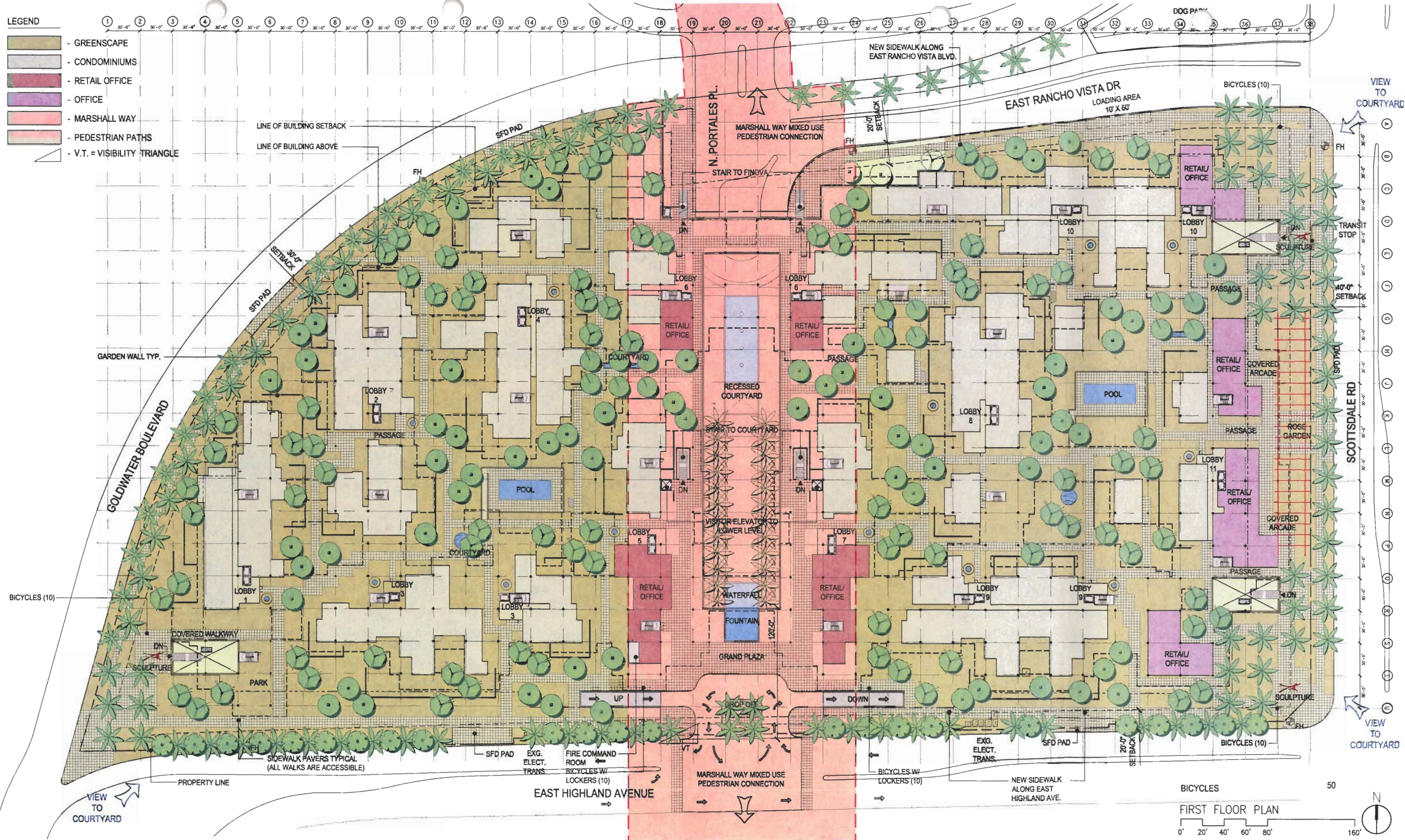
Kenneth Taylor, AIA
President
Central Arizona Chapter
American Institute of Architects

A handwritten signature in dark ink, appearing to read "Douglas B. Snyder".

Douglas B. Snyder, AIA
Chairman
Scottsdale & NE Valley Section
American Institute of Architects

LEGEND

- GREENSCAPE
- CONDOMINIUMS
- RETAIL OFFICE
- OFFICE
- MARSHALL WAY
- PEDESTRIAN PATHS
- V.T. = VISIBILITY TRIANGLE



ATTACHMENT #6



Prepared by: [Name]
 Date: [Date]

THIS DOCUMENT IS UNCLASSIFIED DATE 08-01-2001 BY [Name]

ATTACHMENT #7



1" = 100' (Horizontal Scale)
 1" = 10' (Vertical Scale)
 NORTH

10/10/2010
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1. The proposed development is consistent with the goals and objectives of the Comprehensive Zoning Ordinance, particularly those relating to the promotion of a diverse and vibrant community, the preservation of the environment, and the provision of a high quality of life for its residents.

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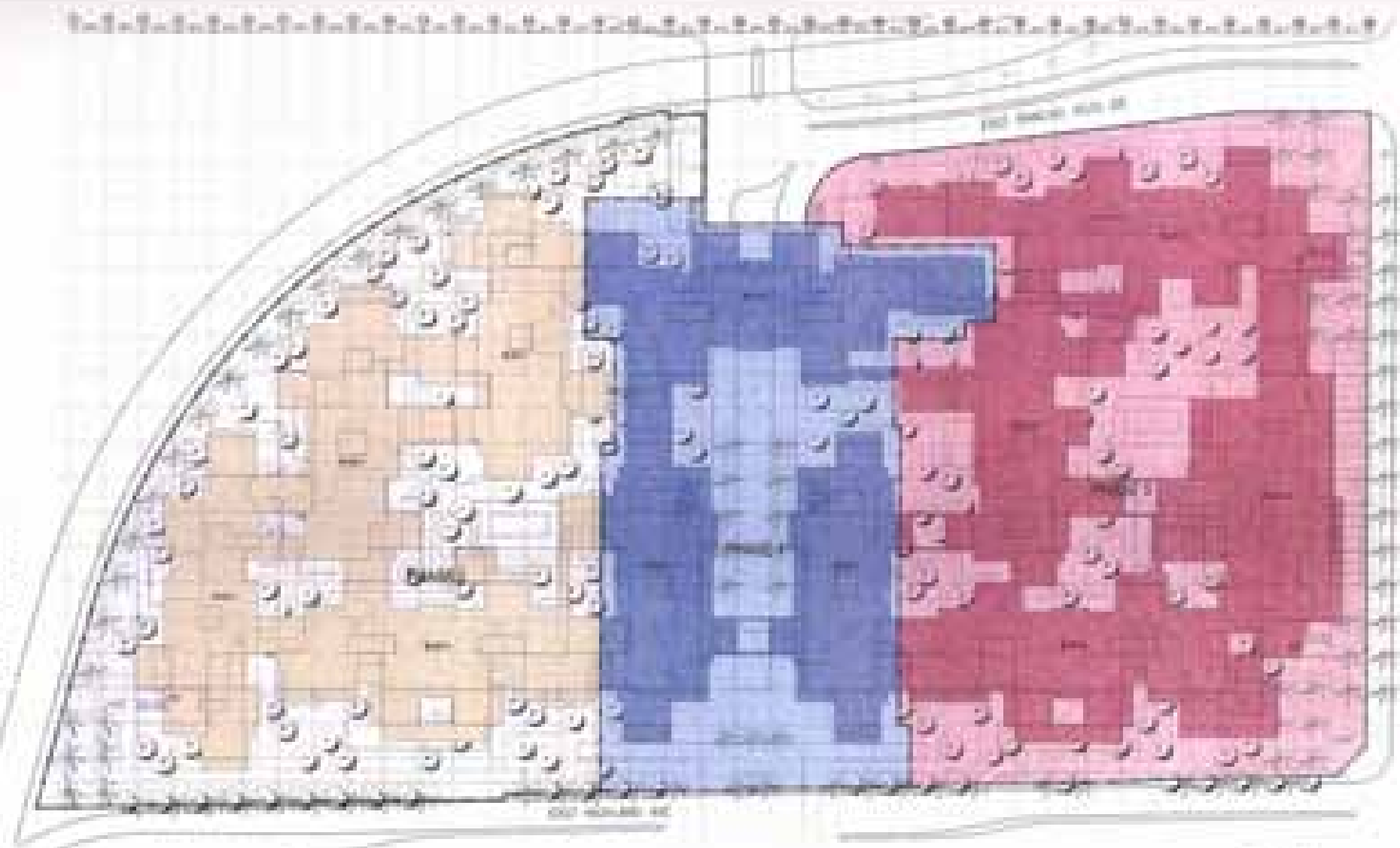


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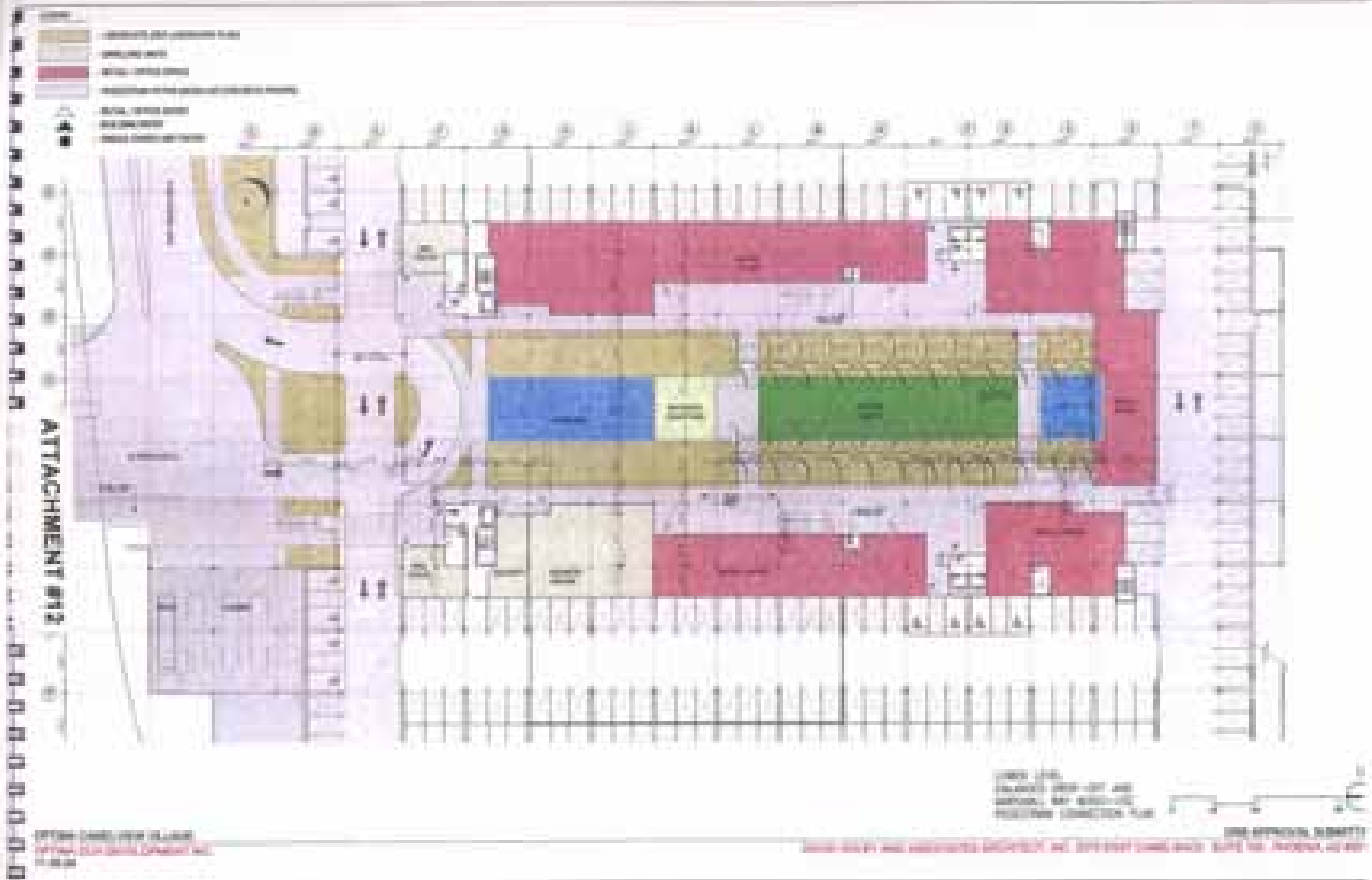
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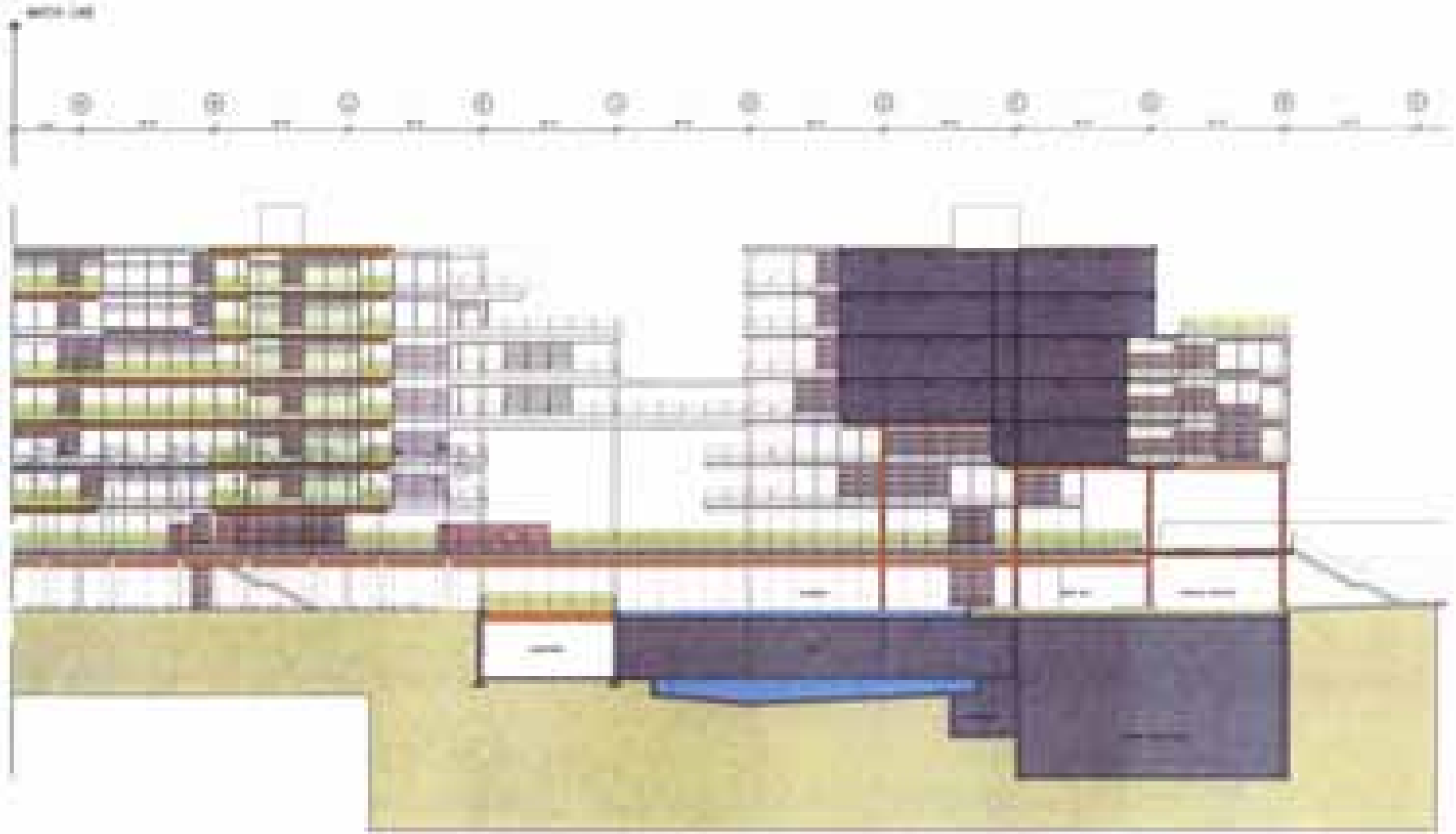
ATTACHMENT #10



OFFICE OF THE ATTORNEY GENERAL
STATE OF CALIFORNIA
11/11

THIS MAP AND ANY INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND IS NOT SUBJECT TO THE PROVISIONS OF THE
FOIA ACT





SCALE: 1/4" = 1'-0"
 NORTH ARROW
 1/4" = 1'-0"

PREPARED BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

ATTACHMENT #13

ATTACHMENT #14





SECTION 11 AND 12

THESE DRAWINGS WERE PREPARED BY
OFFICE OF ARCHITECTURAL DESIGN
DATE: 11/11/11

REVISIONS
NO. 1

THESE DRAWINGS WERE PREPARED BY
OFFICE OF ARCHITECTURAL DESIGN
DATE: 11/11/11

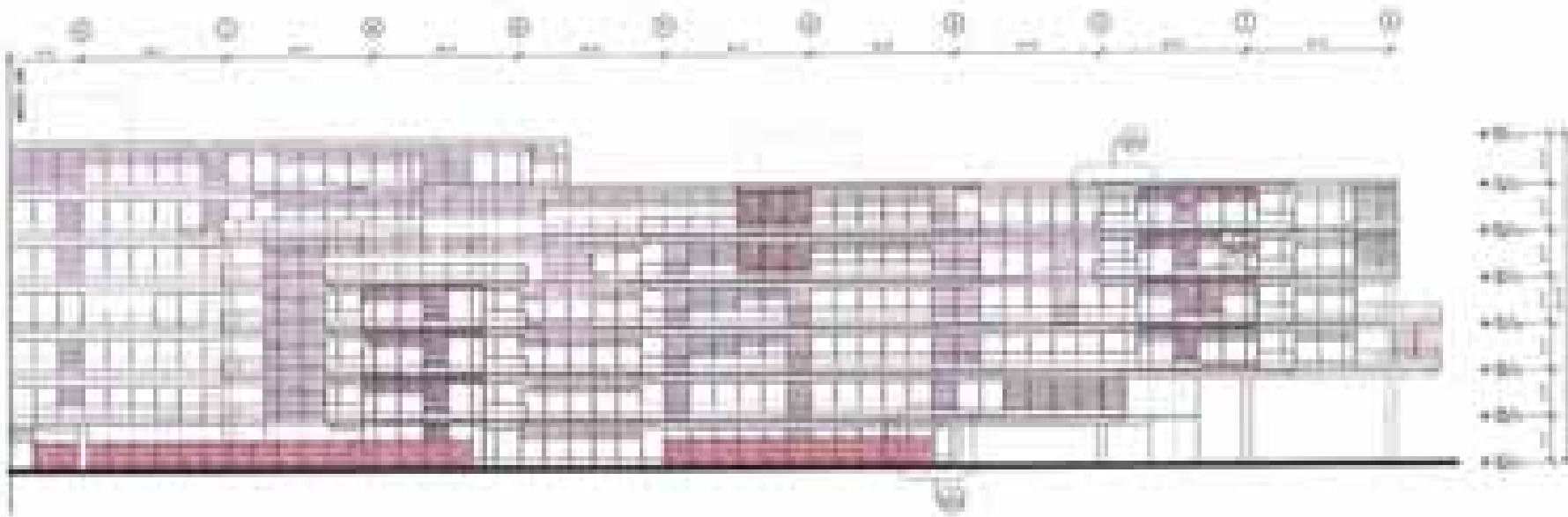


ATTACHMENT #15

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ATTACHMENT #17

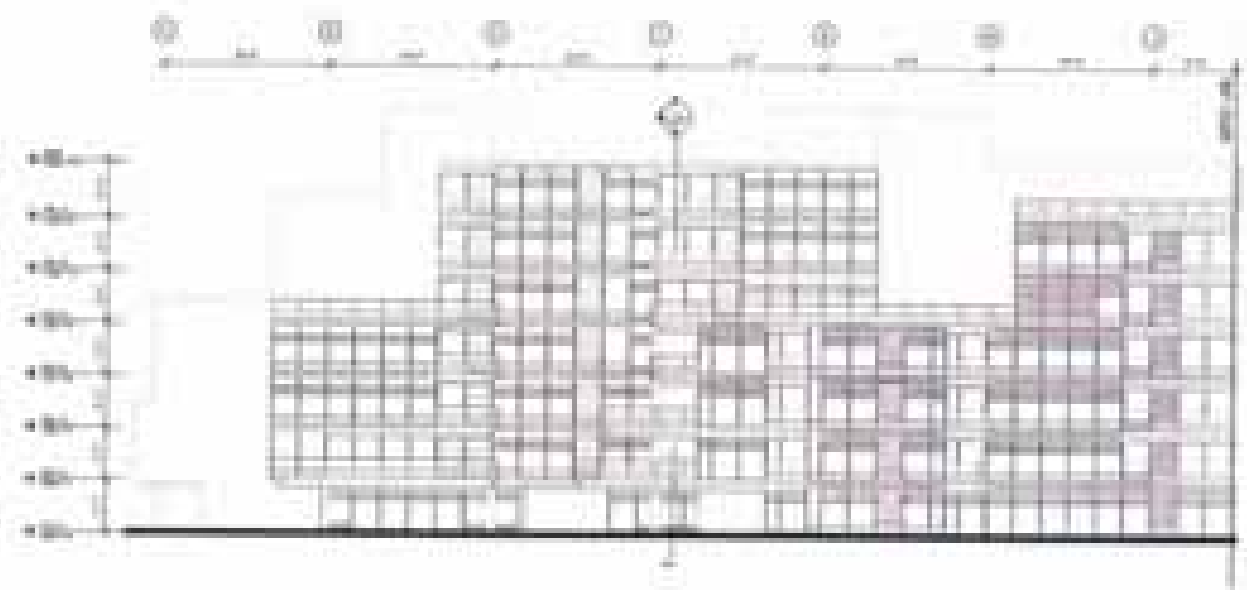


OFFICE OF THE CLERK OF THE SUPERIOR COURT
CLERK OF THE SUPERIOR COURT
CLERK OF THE SUPERIOR COURT

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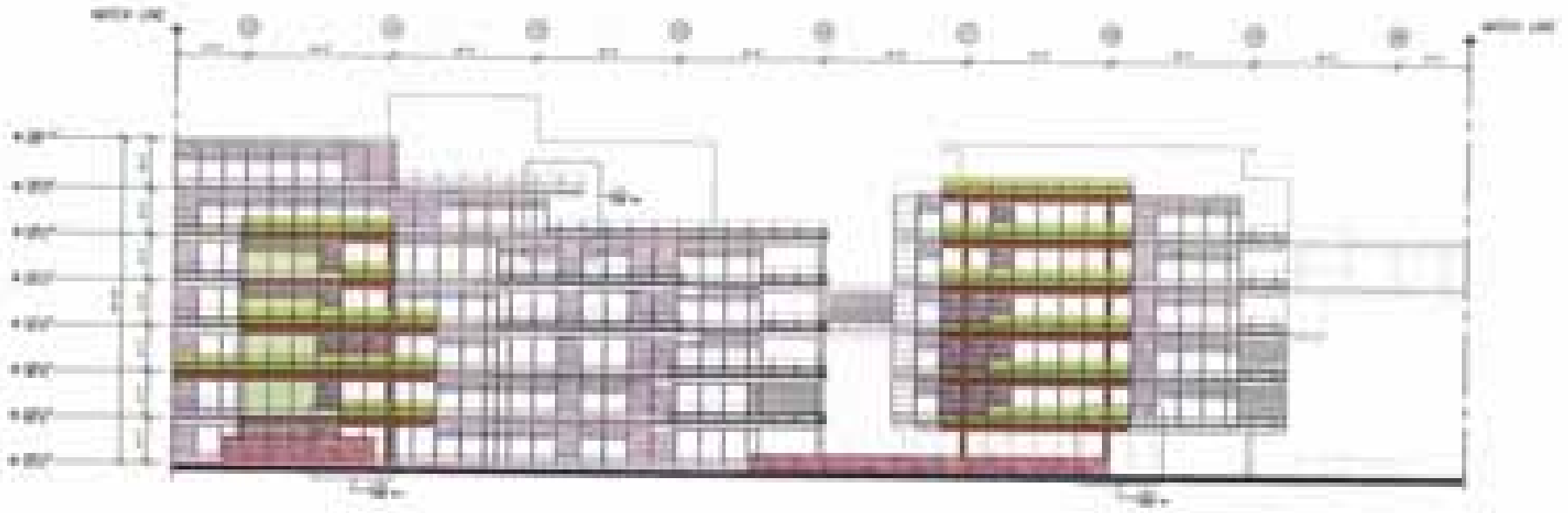


DESIGNED BY: [illegible]
DATE: 1/1/12

ATTACHMENT #19



ATTACHMENT #20



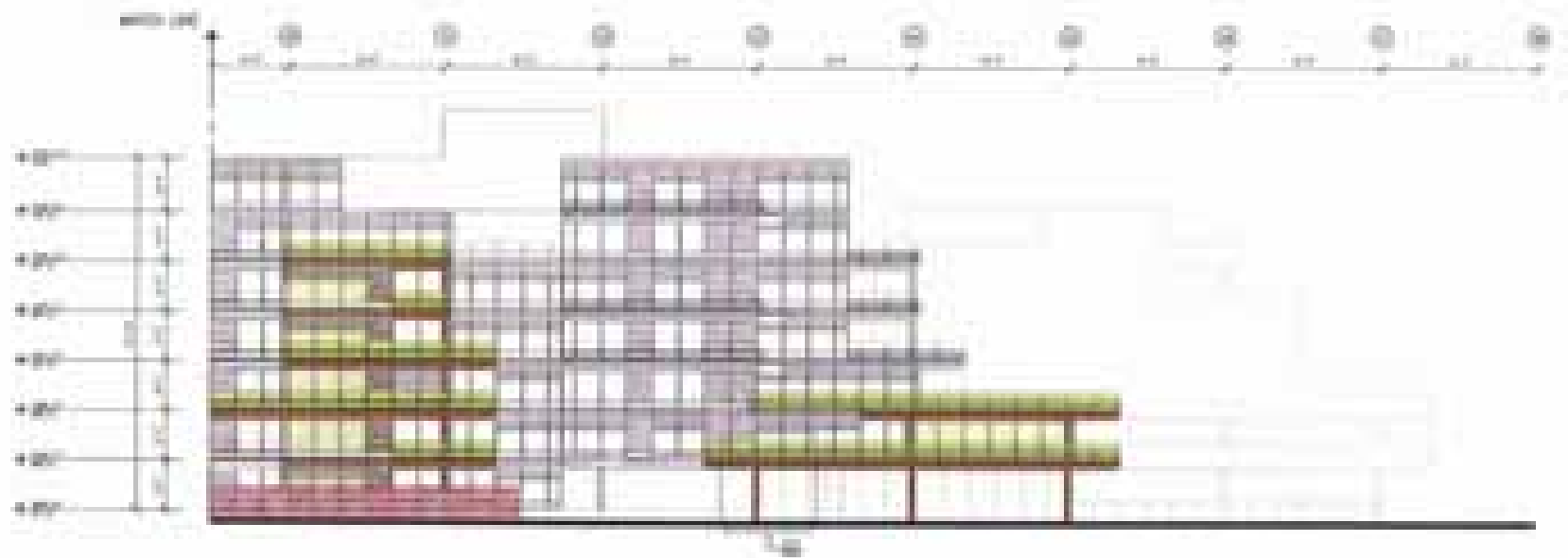
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APPROVED FOR THE CITY OF LOS ANGELES
CITY ENGINEER







SEVEN CONSULTING, INC.
 10000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202

SEVEN CONSULTING, INC.
 10000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202

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ATTACHMENT #24

OFFICIAL RECORD COPY OF THE
 CITY OF LOS ANGELES
 10/10/2010

RECORD OF THE CITY OF LOS ANGELES
 10/10/2010

RECORD OF THE CITY OF LOS ANGELES
 10/10/2010

DOI: 10.1002/for

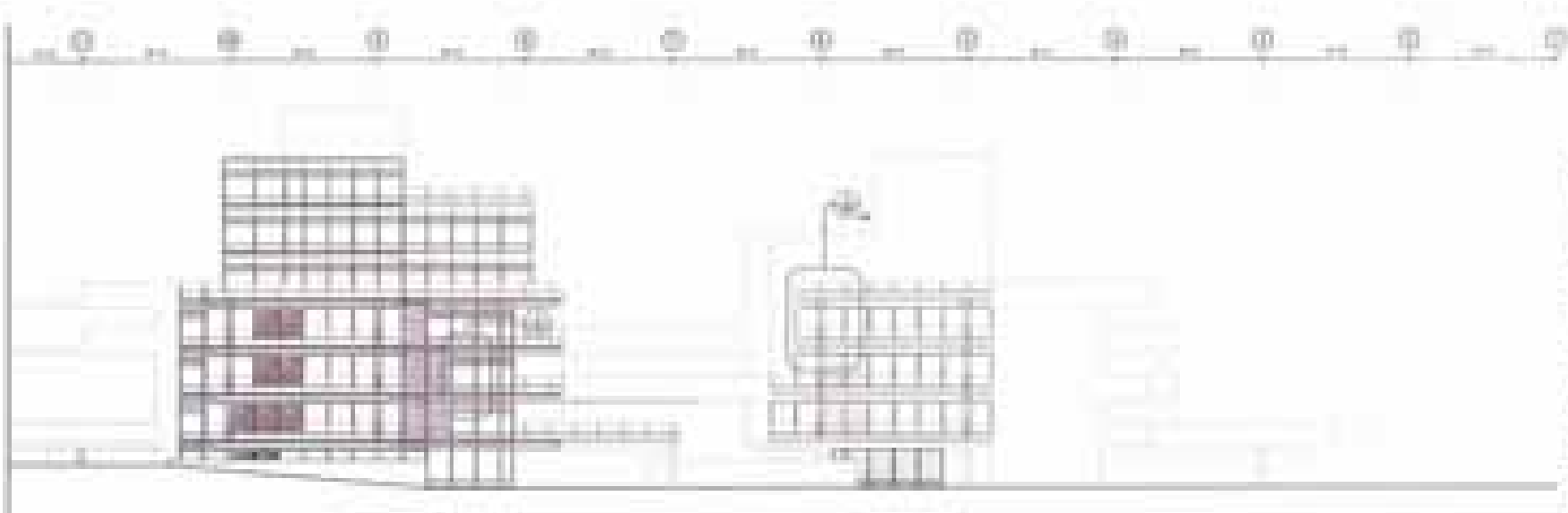


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0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

ATTACHMENT #20

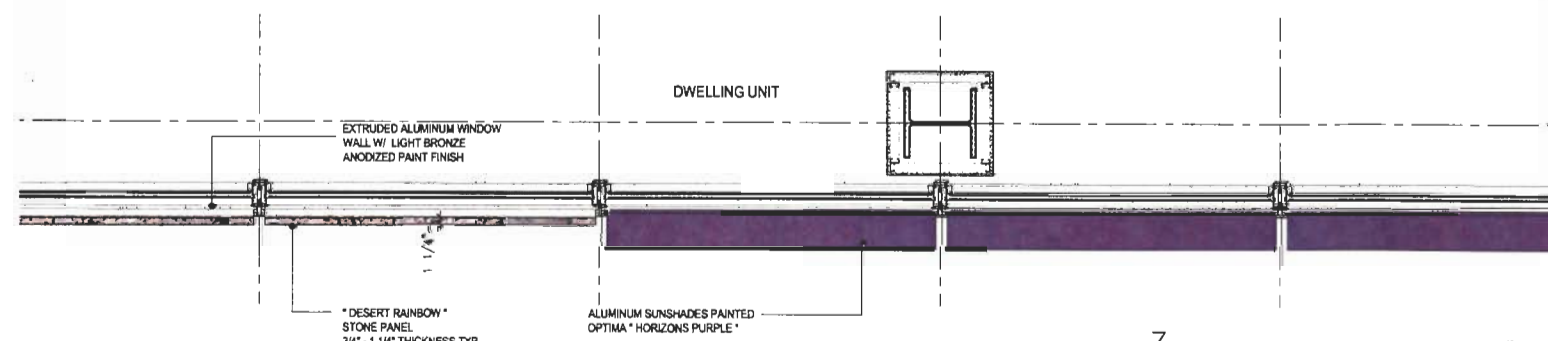


NOT TO SCALE
SEE ATTACHMENT #1 FOR
GENERAL NOTES

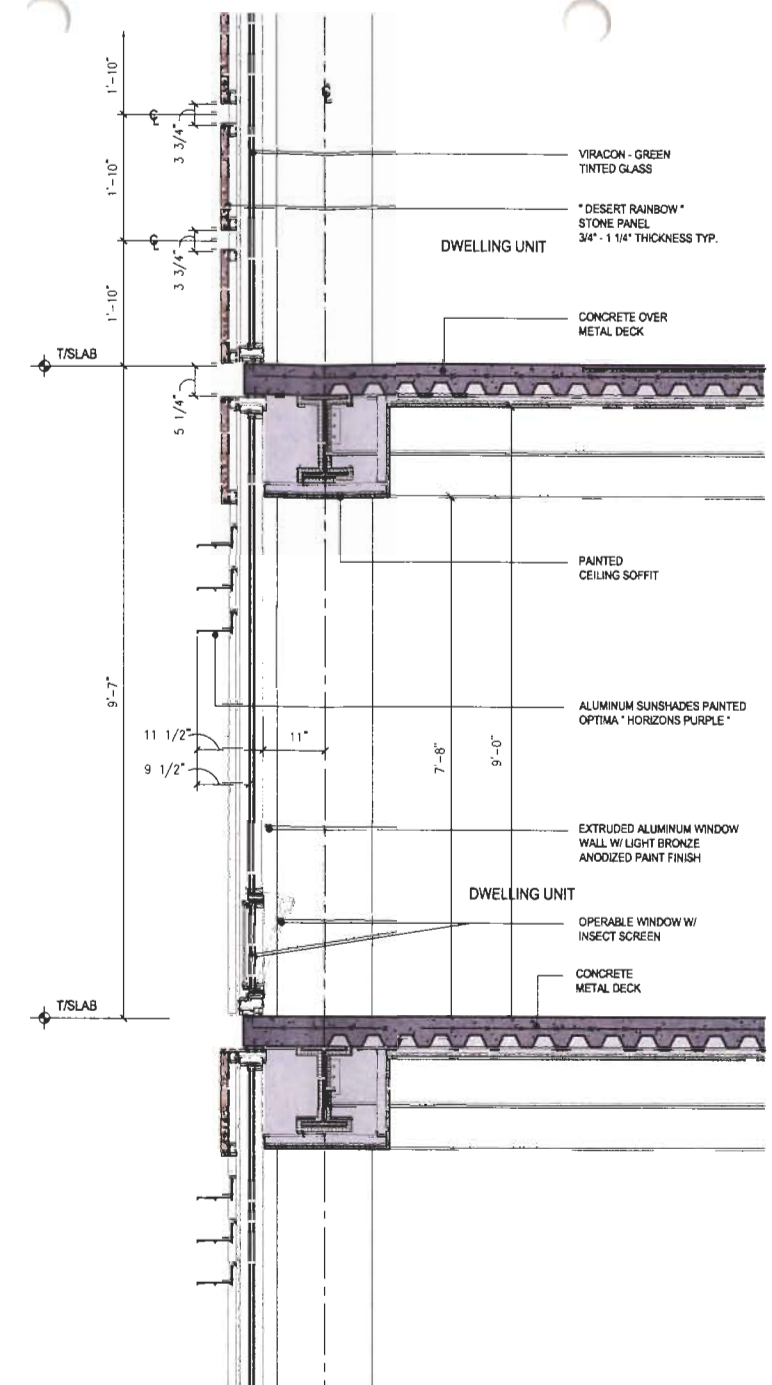
DATE: 10/1/2011
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]



2 ELEVATION
EXHIBIT 4.6C SCALE: 3/4" = 1'-0"

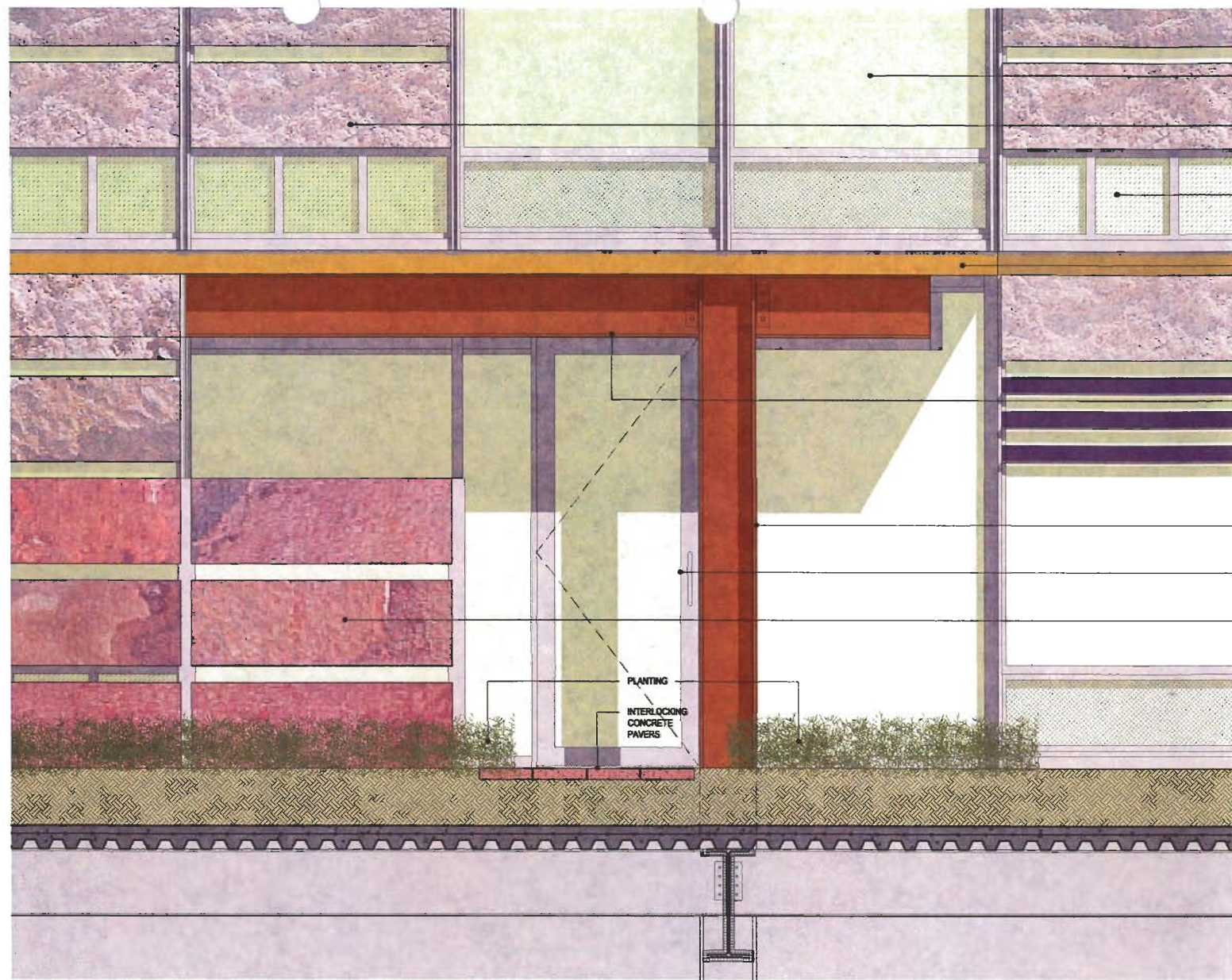


3 PLAN
EXHIBIT 4.6C SCALE: 3/4" = 1'-0"



1 WALL SECTION
EXHIBIT 4.6C SCALE: 3/4" = 1'-0"

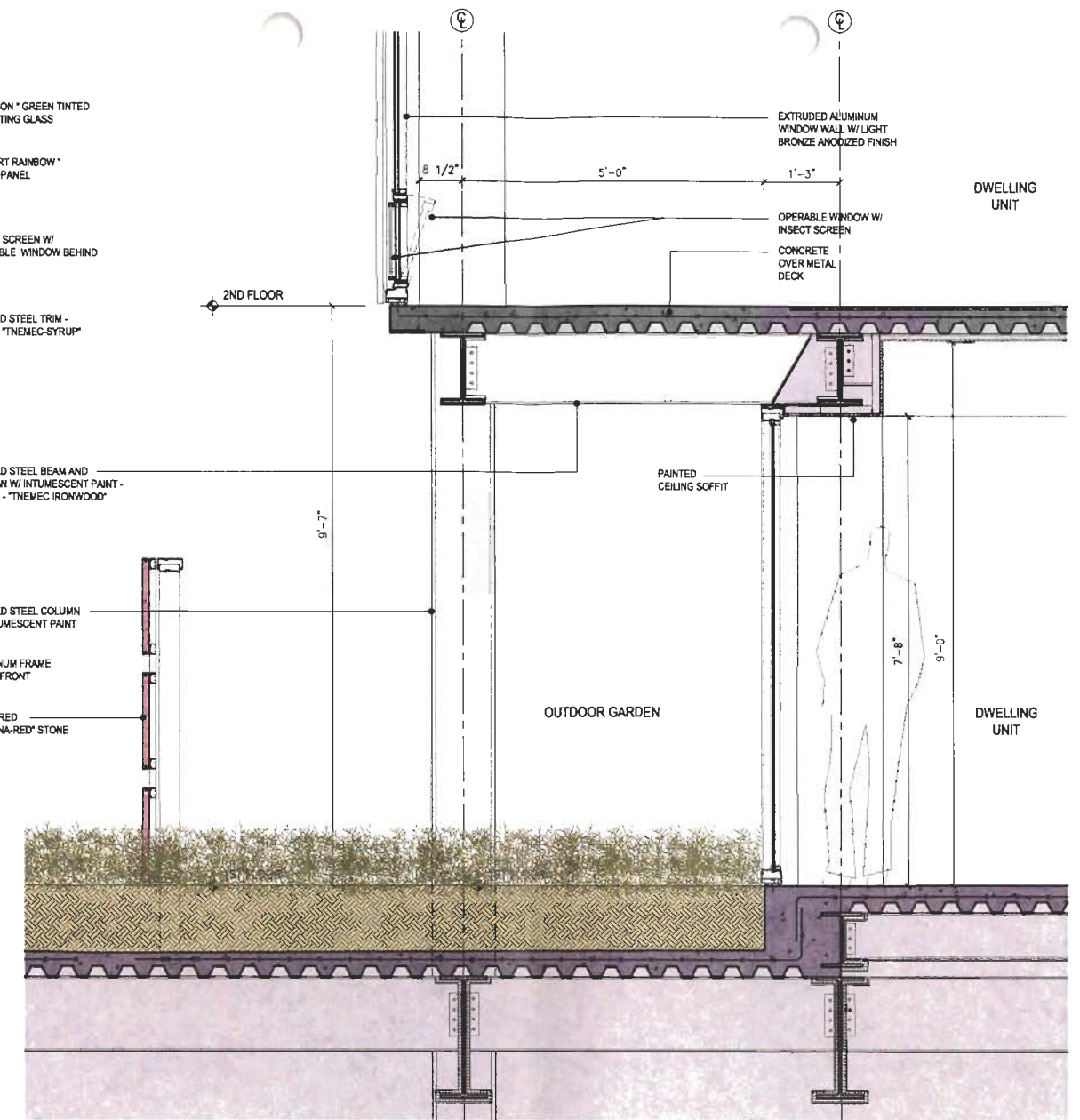
BUILDING ELEVATION DETAIL
TYPICAL WALL
0' 1' 2' 4'



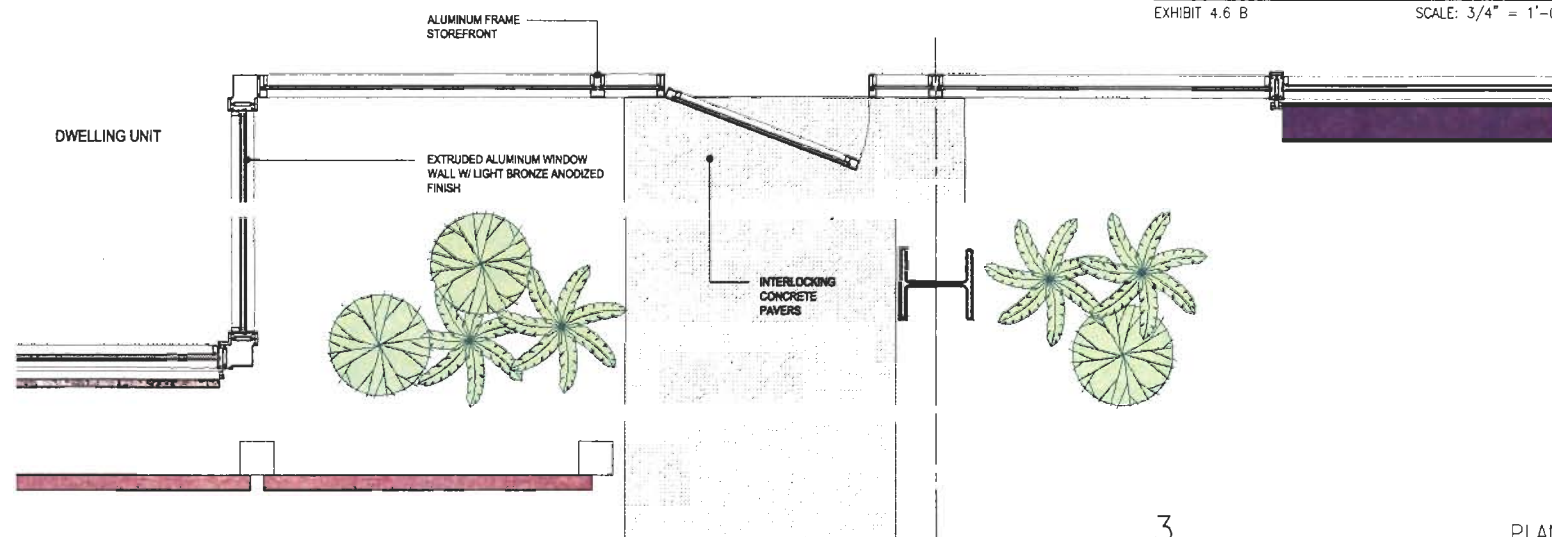
- * VIRACON * GREEN TINTED INSULATING GLASS
- * DESERT RAINBOW * STONE PANEL
- INSECT SCREEN W/ OPERABLE WINDOW BEHIND
- PAINTED STEEL TRIM - COLOR *TNE MEC-SYRUP*
- PAINTED STEEL BEAM AND COLUMN W/ INTUMESCENT PAINT - COLOR *TNE MEC IRONWOOD*
- PAINTED STEEL COLUMN W/ INTUMESCENT PAINT
- ALUMINUM FRAME STOREFRONT
- TEXTURED *SEDONA-RED* STONE

PLANTING
INTERLOCKING
CONCRETE
PAVERS

2 ELEVATION
EXHIBIT 4.6 B SCALE: 3/4" = 1'-0"



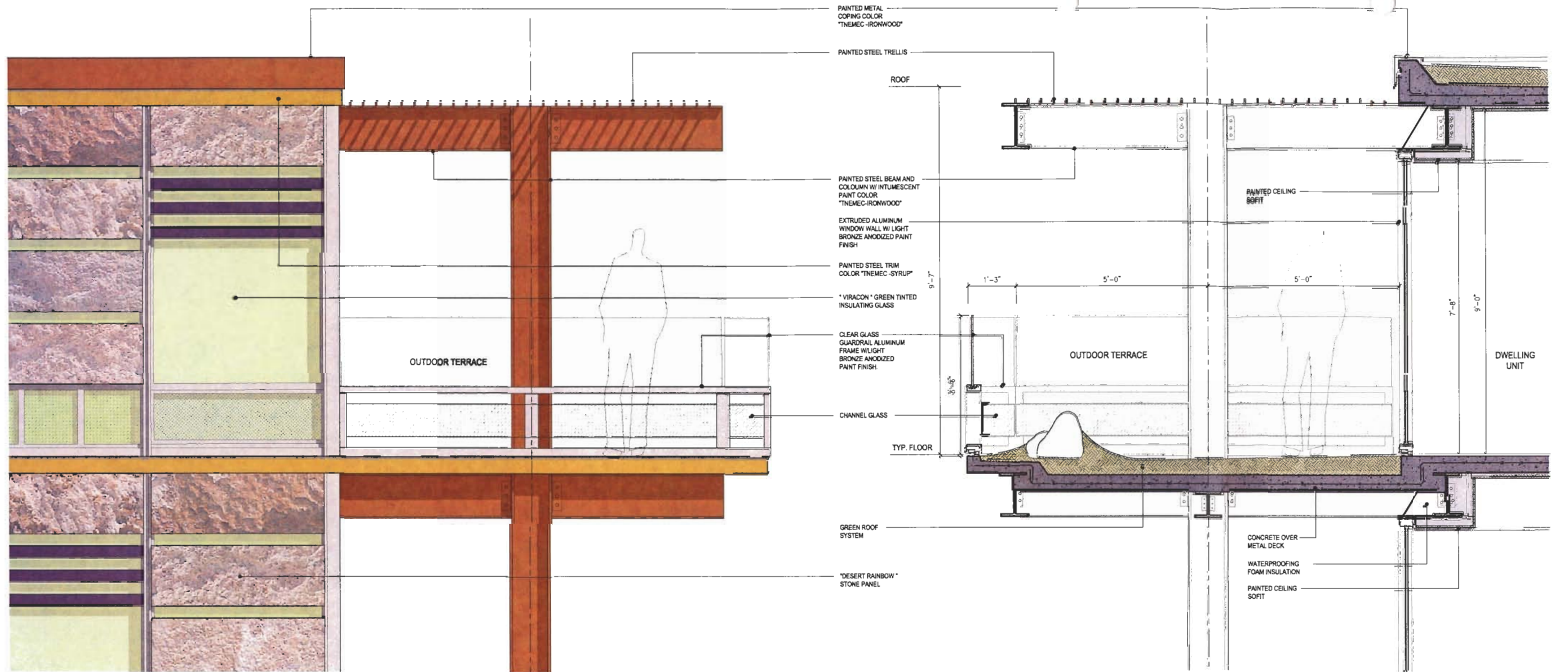
1 WALL SECTION
EXHIBIT 4.6 B SCALE: 3/4" = 1'-0"



3 PLAN
EXHIBIT 4.6 B SCALE: 3/4" = 1'-0"

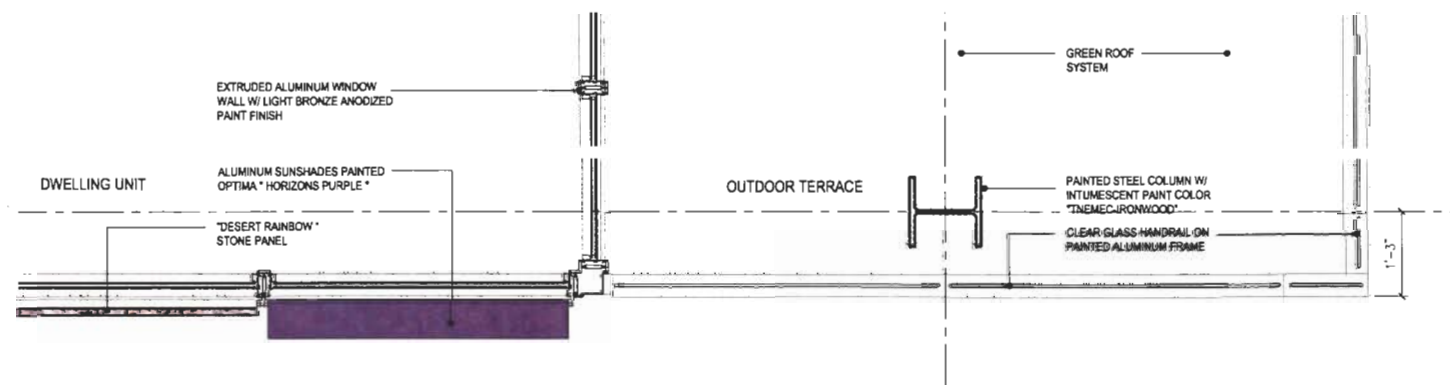
TYPICAL RESIDENTIAL ENTRY
BUILDING ELEVATION DETAIL
0' 1' 2' 4'





2 ELEVATION
EXHIBIT 4.6D SCALE: 3/4" = 1'-0"

1 WALL SECTION
EXHIBIT 4.6D SCALE: 3/4" = 1'-0"



3 PLAN
EXHIBIT 4.6D SCALE: 3/4" = 1'-0"

ROOF TERRACE
BUILDING ELEVATION DETAIL
0' 1' 2' 4'

**OPTIMA CAMELVIEW VILLAGE
PRELIMINARY D. R. SITE REVIEW
7198 E. HIGHLAND AVE.
SCOTTSDALE, AZ.**

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

PROVIDE HARD SURFACE FIRE APPARATUS OPERATIONAL PLATFORM
24'-00" & A MIN. 50'-00" LONG
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☒ 7. SUBMIT PLANS FOR A CLASS "A" FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☐ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. PROVIDE EXTERIOR 2-1/2" WET HOSE VALVES.
- ☒ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 6" (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF _____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. ALL STRUCTURES SHALL CONFORM TO THE INTERNATIONAL BUILDING & FIRE CODE , 2003 EDITION FOR HIGH RISE BUILDINGS. FIRE PUMPS WILL BE REQUIRED FOR THIS PROJECT.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Optima Camelview Village Case 73-DR-2004

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS, PLANS, AND RELEVANT CASES:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, **and the other stipulations herein**, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations and building elevation details submitted by David Hovey and Associates, Inc. dated 11/30/2004 and 12/01/04 by City staff.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan and "development summary" submitted by David Hovey and Associates, Inc. dated 11/30/2004 by City staff.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by David Hovey and Associates, Inc. dated 11/30/2004 by City staff.
 - d. The amount of recessed glazing shall be consistent with the Glazing Exposure Analysis submitted by David Hovey and Associates, Inc. dated 11/5/2004 by City staff.
 - e. The photometric, lighting fixture type, location and configuration of all site lighting shall be consistent with the lighting plans submitted by Creative Designs Lighting dated 11/5/2004 by City staff.

Ordinance

- A. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 17-ZN-2004.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.

7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. All walls shall match the architectural color, materials and finish of the building(s).
9. **Before construction of any above grade structures, not associated with the underground parking garage, the developer shall construct a color and material sample mock-up on-site of sufficient size and detail to the satisfaction of the Planning and Development Services General Manager.**
10. **The applicant shall submit detail plans and elevations of the first floors throughout the project utilizing, but not limited to, operable windows, recessed entrances, pedestrian scaled fixtures, recessed windows, sill details, textured surfaces, and a combination of solid mass and glass to the satisfaction of the Planning and Development Services General Manager.**
11. **The applicant shall place a single public elevator at the Rancho Vista end of the active pedestrian corridor (Marshal Way alignment).**

SITE DESIGN:

DRB Stipulations

12. **The applicant shall submit a detailed plan of the lower level and ground level active pedestrian corridors (Marshall Way Alignment) showing the water features, pedestrian spaces, and clearance heights (ceiling heights) to the satisfaction of the Planning and Development Services General Manager.**

Ordinance

- B. The amount of gross floor area proposed shall include the condo common area, and office/retail located below grade pursuant to the Zoning Ordinance.
- C. Developer shall demonstrate how this site complies with the maximum FAR and gross floor allowed, as approved in 17-ZN-2004.

LANDSCAPE DESIGN:

DRB Stipulations

13. **The minimum soil depth above the underground parking garage shall be three (3) foot, where trees are shown.**
14. Upon removal of the salvageable native plants along the perimeter streets of the site the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
15. **The applicant shall provide canopy shade trees, in addition to the proposed palms, so as to provide shade along a major pedestrian connection. The Blue Palo Verde would be preferred and the Desert Museum acceptable as an alternate.**
16. **If any are proposed, the applicant shall show details of all pots/container plantings and included them in the irrigation plan.**

Ordinance

- D. Demonstrate how this project complies with the turf/high-water intensive requirements of the City Code. Provide calculations (in square feet) showing how much turf and water-intensive plant material are allowed per the City Code, and indicate the amount proposed.
- E. All plants located within the right-of-way shall be selected from the Arizona Department of Water Resources low water use/drought tolerant plant list, pursuant to the City Code.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

17. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign and landscape lighting.
18. The individual luminaire lamp shall not exceed 250 watts.
19. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
20. All exterior light poles, pole fixtures, and yokes, including bollards (when utilized) shall be a flat black or dark bronze.
21. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.00 foot-candles. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- c. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.
- d. Wall mounted luminaries shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

Landscape Lighting

- e. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- f. Landscaping lighting shall only be utilized to accent plant material.
- g. All landscape lighting directed upward, shall be aimed away from property line.
- h. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- i. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

22. Bike rack and bike locker design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- F. Developer shall clearly designate on the floor plan(s) (or another acceptable method), those areas that are designated as condominium common areas and are thus considered ancillary for parking analysis purposes.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

23. The developer shall provide documentation that demonstrates how this proposal meets or exceeds the minimum LEED's standards as set for by the US Green Building Council.
24. No exterior vending or display shall be allowed.

25. Flagpoles, if provided, shall be one piece, conical, and tapered.
26. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

27. Site Plan prepared by David Hovey and Associates, dated 9/3/04, and submitted to the City of Scottsdale on 9/7/04, and the revised plans dated 11/30/04 and submitted to the City of Scottsdale on 11/30/04.
28. First Floor Plan, Basement Level Parking, Lower Level Parking prepared by David Hovey and Associates, dated 9/3/04, and submitted to the City of Scottsdale on 9/7/04, and the revised plans dated 11/5/04 and submitted to the City of Scottsdale on 11/5/04, and the revised plans dated 11/30/04 and submitted to the City of Scottsdale on 11/30/04.
29. Pedestrian Diagram, prepared by David Hovey and Associates, dated 11/5/04, and submitted to the City of Scottsdale on 11/5/04, and the revised plans dated 11/30/04 and submitted to the City of Scottsdale on 11/30/04.
30. Phase Plan and Lower Level Phase Plan prepared by David Hovey and Associates, dated 9/3/04, and submitted to the City of Scottsdale on 9/7/04, and the revised plans dated 11/30/04 and submitted to the City of Scottsdale on 11/30/04.
31. Preliminary Grading and Drainage Plan prepared by Kimley Horn and Associates, Inc., dated 9/04 and submitted to the City of Scottsdale on 9/7/04.
32. ALTA Survey prepared by RBF Consulting, dated 8/2/04 and submitted to the City of Scottsdale on 9/7/04.
33. Preliminary Drainage Report prepared by Kimley Horn and Associates, Inc., dated 9/04 and submitted to the City of Scottsdale on 9/7/04.
34. Master Drainage Report for Scottsdale Portales prepared by DMJM Arizona, Inc., dated 4/13/99, and accepted by the City of Scottsdale staff on 4/26/99.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRB Stipulations

35. On September 21, 2004, the developer submitted a request for a Stormwater Storage Waiver to the City, and the waiver has not been approved to date. All of the plans submitted by the developer were prepared with the assumption that the waiver would be approved. If the waiver is not approved, the developer shall revise the site plan, the grading and drainage plan, and the final drainage report to provide full stormwater storage prior to the submittal of final improvement plans to the Planning and Development Services Department.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

36. The developer shall demonstrate compliance with all of the stipulations for Zoning Case 17-ZN-2004 for the proposed development as follows.
37. UPDATE MASTER DRAINAGE REPORT. With the Final Plan submittal, the developer shall submit an update to the Scottsdale Portales Master Drainage Report and plan that was approved by Stormwater Management Planning staff on 4/26/99 since the proposed development is located within the master-planned development. The update to the master drainage report and plan shall conform to the Design

Standards and Policies Manual - Drainage Report Preparation. In addition, the update to the master drainage report and plan shall:

- a. Clarify both off-site and on-site drainage characteristics, and existing and proposed infrastructure for the Scottsdale Portales project.
 - b. Clarify how the drainage designs for the proposed Optima Camelview project conform to the master drainage report for the Scottsdale Portales project.
 - c. Provide documentation that the proposed 36-inch storm drain line to be constructed in Highland Avenue has adequate capacity since the narrative in the approved master drainage report and the Portales Master Drainage Plan (Fig. 1 in the approved master plan) indicates that a 42-inch storm drain line would be constructed within Highland Avenue to serve the project.
 - d. Include a complete description of requirements relating to project phasing.
 - e. Identify the timing of and parties responsible for construction of all storm water management facilities.
38. MASTER DRAINAGE REPORT COPIES. Before the updated master drainage report is approved by the Stormwater Management Planning Department, the developer shall, when requested by city staff, submit two (2) hard copies and one (1) disc copy of the complete updated master drainage report.
39. UPDATED MASTER DRAINAGE REPORT APPROVAL. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the updated master drainage report.
40. The Preliminary Drainage Report was deficient in the following areas and is therefore not approved. The final drainage report and final grading and drainage plan shall include the following corrective actions:
- a) The supporting documentation for the stormwater storage waiver indicates that partial storage will be provided on the site with the green roof/terrace system. The preliminary drainage report indicates that no storage is being provided on the site. The developer shall clarify in the final drainage report and with the waiver request if any storage will be provided with this development.
 - b) The developer shall clarify the pre-development Q100s for the property since different values are shown in the table in the report and on the existing drainage conditions exhibit.
 - c) The cost estimate submitted with the waiver for the Highland Avenue storm sewer construction must bear an engineer's seal and provide the source of the unit costs applied.
 - d) The developer shall provide the soil type and source for the soil type used in the drainage report.
 - e) The developer shall address staffs' concerns about saturated soils within the green roof/terrace system and clarify that dwelling units located underneath the terrace system will not be adversely affected by runoff.
41. Before the approval of final improvement plans by City staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
42. Demonstrate consistency with the approved updated master drainage plan and report, the Master Drainage Report for Scottsdale Portales, accepted by City of Scottsdale staff on 4/26/99.
- a. Any design that further modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
43. If stormwater storage is required for the proposed development, the following stipulations apply for Basin Configuration:
- a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
44. If stormwater storage is required for the proposed development, the following stipulations apply for Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:

- a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
- b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- G. As noted, the developer submitted a request for a Stormwater Storage Waiver to the City, and the waiver has not been approved to date. The developer shall address all issues with the waiver, and obtain approval of the waiver prior to the submittal of final improvement plans to the Planning and Development Services Department. The developer shall comply with all conditions of approval for the waiver if granted.
- H. If the stormwater storage waiver request is not approved by City staff, on-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- I. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- J. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.
- K. Street Crossings:
 - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
East Rancho Vista		Existing	Existing	Existing	Construct a minimum 6-foot-wide sidewalk along the southerly

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
					street right-of-way.

DRB Stipulations

45. The developer shall demonstrate compliance with all of the stipulations for Zoning Case 17-ZN-2004 for the proposed development as follows.
46. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. Scottsdale Road – There shall be no direct site access to Scottsdale Road.
 - b. Highland Avenue – At a minimum the site shall have direct site access to Highland Avenue from the parking garage to provide access for westbound travel out of the site and eastbound access into the site. The design and location of this connection shall be reviewed and subject to approval by the Transportation Department at the time of Development Review Board application.
 - c. Rancho Vista Drive – There shall be no direct site access to Rancho Vista Drive except via the extension of Portales Place into the site. The applicant shall dedicate a one-foot wide vehicular non-access easement on this street along the property frontage.
 - d. Goldwater Boulevard - There shall be no direct site access to Goldwater Boulevard. The applicant shall dedicate a one-foot wide vehicular non-access easement on this street along the property frontage.
47. MEDIAN RECONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall reconstruct the existing median on Highland Avenue to remove the existing median opening located approximately 200 feet west of Scottsdale Road to the satisfaction of city staff.
48. PEDESTRIAN CIRCULATION PLAN. With the Final Plan submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways. The plan shall identify improvements to the Marshall Way Mixed Use Pedestrian corridor through the center of the site that connects the commercial development south of Highland Avenue to the Portales development north of the site, particularly at the street crossings of Highland Avenue and Rancho Vista Drive.
49. TRAFFIC SIGNAL PARTICIPATION. Before issuance of any building permit for the site, the developer shall pay to the city 100% of the design and construction costs, as determined by city staff, for the installation of a future traffic signal at the intersection of Highland Avenue and Portales Place (Marshall Way alignment).
50. TRANSIT FACILITIES. Before any certificate of occupancy is issued for the site, the developer shall construct a transit stop facility (shelter, bench and trash can) on Scottsdale Road south of Rancho Vista Drive. The design and location of these facilities shall be subject to city staff approval before any final plan approval.

Ordinance

- L. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

TRAFFIC SIGNALS:**Ordinance**

- M. As noted in the stipulations for Zoning Case 17-ZN-2004, the applicant shall be 100 percent responsible for all costs associated with the traffic signal improvements at the intersection of Highland Avenue and Portales Place (Marshall Way alignment).
- N. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:**DRB Stipulations**

- 51. A draft Pedestrian Circulation Plan was submitted to the City on 11/30/04, and is currently under review by Transportation Department staff. With the final improvement plan submittal to the Planning and Development Services Department, the developer shall demonstrate compliance with the approved Pedestrian Circulation Plan.
- 52. The developer shall provide a minimum parking-aisle width of 24 feet.
- 53. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
- 54. The developer shall design the dead-end parking aisle in general conformance with the included detail.
- 55. The applicant shall redesign and enlarge the Highland Avenue drop-off area to better accommodate cars dropping off people, so as they do not obstruct all other movements entering and exiting the garage or site, to the satisfaction of the Planning and Development Services General Manager.**

Ordinance

- O. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS**DRB Stipulations**

- 56. The developer shall dedicate Public Access Easements over the site as follows.
 - a. A Public Access Easement shall be dedicated over the Marshall Way extension pedestrian corridor as shown on the Lower Level Floor Plan dated 11/30/04 for the area designated as the Pedestrian Path as shown with a green cross-hatch.
 - b. A Public Access Easement shall be dedicated over the Marshall Way Mixed Use Pedestrian Connection as shown on the First Floor Plan, dated 11/30/04, for the area designated as the Pedestrian Path with a peach cross-hatch. The easement shall include access to at least one elevator that connects the lower level with the first floor to provide accessible pedestrian access between the floors.
- 57. Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
- 58. Vehicular Non-Access Easement:
 - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Scottsdale Road, Rancho Vista Drive, and Goldwater

Boulevard. Prior to final plan approval, the developer shall adjust the existing 1-foot wide vehicular non-access easement along the property frontage on Highland Avenue Road to include all of the frontage except at the approved driveway location.

59. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

P. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

Q. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:

DRB Stipulations

60. The City's Solid Waste Division staff has approved the use of trash compactors for the proposed development as shown on the Lower Level Floor Plan adjacent to the loading area. The final improvement plans submitted to the Planning and Development Services Department shall demonstrate compliance the approval granted by the Solid Waste Division.

61. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

R. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

S. Underground vault-type containers are not allowed.

- T. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- U. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

- 62. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

- 63. Basis of Design Report (Water):
 - a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- V. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

- 64. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
- 65. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- W. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- X. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

- 66. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.

- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- Y. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]